

NORTHWEST ROCKLIN (MAP SHEET 10)

NORTHWEST ROCKLIN/PARCELS 1 – 5, 7-17, 19, 20, 23 – 69: WHITNEY RANCH LARGE LOT

Owner: Sunset Ranchos Investors, LLC
Kyle Masters
3255 W. March Lane
Stockton, CA 95219
Phone: (209) 473-6161
Fax: (916) 473-6188

Applicant: Terrance E. Lowell & Associates
George Djan & Frederick Addison
1528 Eureka Road, #100
Roseville, CA 95661
Phone: (916) 786-0685 x117
Fax: (916) 786-0529

Zoning: PD-2, 3A, 3.3, 4, 5, 6.6, 2-0, PD-NHComm, PD-Comm, PD-BP, OS

Location: North of Sioux St., West of Park Drive-Whitney Oaks Blvd. intersection.
APNs: 017-170-001 through 011, 017-170-013, 017-180-001 through 010,
017-180-012 through 050.

File #: SD-2003-02, TRE-2003-02, PDG-99-02A, DA-2001-01A

Area: 1,265 +/- acres

Proposal: Request for large lot Tentative Subdivision Map to subdivide 1,265+/- acres into 56 parcels, which would later be subdivided into smaller developable lots in three phases.

Status: The Planning Commission recommended approval on February 17, 2004. The City Council approved the project on March 24, 2004. Currently improvements are being constructed. As part of the project, Sioux Street is being extended north to connect with East Lincoln Parkway. Expected date of completion of improvements and streets is Q3/Q4 2005.

Special Note: The Whitney Ranch subdivision has been renamed several times. When originally a part of unincorporated Placer County the area was referred to as Sunset Ranchos. After being annexed into the City of Rocklin the project was then referred to as Liberty Hill. Prior to the Planning Commission recommending approval the project's name was changed to Whitney Ranch.

**NORTHWEST ROCKLIN/PARCELS 11 – 17, 19, 20, 23 – 32: WHITNEY RANCH
SMALL LOT (PHASE 1)**

Owner: Sunset Ranchos Investors, LLC Phone: (209) 473-6161
Kyle Masters Fax: (916) 473-6188
3255 W. March Lane
Stockton, CA 95219

Applicant: Terrance E. Lowell & Associates Phone: (916) 786-0685 x117
George Djan & Frederick Addison Fax: (916) 786-0529
1528 Eureka Road, #100
Roseville, CA 95661

Zoning: PD-2, 3A, 3.3, 4, 5, 6.6, 2-0, PD-NHComm, PD-Comm, PD-BP, OS

Location: Northwest Rocklin Annexation Area Parcels 11 through 17, 19, 20, 23 through 32.
APNs: 017-170-001 through 011, 017-170-013, 017-170-018 through 041, 017-
170-045 through 061, 017-170-063 through 069

File #: SD-2003-04, PDG-99-02B, GPA-2004-04

Area: 264 +/- acres

Proposal: Request for a small lot tentative subdivision map to subdivide 487 +/- acres into
971 single-family residential lots with 23.38 acres designate as open space parcels
and 2.21 acres for several neighborhood parks.

The General Plan Amendment is a request to change the designation of NWRAA
Parcels 16, 20, 26, 41, 45, 50, 51, 55, 57, 59, 61 and 66 from Medium Density
Residential to Low Density Residential.

Status: The Planning Commission recommended approval on August 17, 2004. City
Council approved the project on September 28, 2004.

NORTHWEST ROCKLIN/PARCEL 100: PARCEL K

Owner: Chesbury Unit Trust Phone: (916) 435-8868
Dave Baker
4509 Shenandoah Road
Rocklin, CA 95765

Applicant: Terrance Lowell and Associates Phone: (916) 786-0685
Steve Spain, Frederick Addison
1526 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-3B, PD-3.5, OS

Location: Southern portion of Sunset Ranchos, contiguous with Stanford Ranch
APN 017-180-056

Northwest Rocklin

File #: SD-2002-04

Area: 47.01 acres

Proposal: A Tentative Subdivision Map to divide 47.01 acres into 109 single family residential lots and 6 parcels.

Status: The application was approved by the Planning Commission on August 5, 2003. The application was approved by City Council on September 9, 2003. Model homes are currently under construction.

NORTHWEST ROCKLIN/PARCEL 104 & 106: ORCHARD CREEK BUSINESS PARK

Owner: River South Holdings, LLC
7700 College Town Dr.
Sacramento, CA 95826
Phone: (916) 379-0955
Fax: (916) 379-0915

Applicant: Fulcrum Capital Corp.
Bill Chizmar
1530 J Street, Ste. 200
Sacramento, CA 95814
Phone: (916) 383-3333
Fax: (916) 383-3974

Engineer: Terrance E. Lowell & Associates, Inc.
Brad Michalk, AICP
1528 Eureka Road, Ste. 100
Roseville, CA 95661
Phone: (916) 786-0685
Fax: (916) 786-0529

Zoning: PD-BP, PD-COMM, OS

Location: At the southeast corner of the future interchange of Whitney Boulevard and State Hwy 65, immediately south of the boundary with City of Lincoln.
APN: 017-081-005 & 006

File #: SD-2004-05

Area: 115 +/- acres

Proposal: Request for approval of a tentative subdivision map to divide a 115 +/- acre parcel into 21 lots ranging from .68 +/- an acre to 18.9 +/- acres in size, one Open Space parcel 24.05 acres in size, and one detention/retention parcel 4.71 +/- acres in size.

Status: The project is still pending.

NORTHWEST ROCKLIN/PARCEL 113: WILLIAM JESSUP UNIVERSITY

Owner: William Jessup University
(Formerly known as
San Jose Christian College)
Gene DeYoung
333 Sunset Blvd.
Rocklin, CA 95765

Phone: (916) 577-1804
Fax: (916) 577-1812

Applicant: same

Zoning: PD-LI

Location: 333 Sunset Boulevard
APN: 017-270-068

File #: U-2003-02

Area: 126 +/- acres

Proposal: Originally filed with Placer County, request for a Conditional Use Permit to convert the existing vacant Herman Miller manufacturing facility into a private college for approximately 1,200 full and part-time students. The conversion would expand the total square feet of building from 340,000 to 495,00 square feet. The file number assigned by Placer County was CUP-2876.

Status: The Placer County Planning Commission approved the project on January 9, 2003. The City of Rocklin took over the project and adopted the conditions of approval when the property was annexed into the City of Rocklin in May, 2003. The conversion is complete and William Jessup University is currently conducting classes.

NORTHWEST ROCKLIN/PARCEL 113 & 114: SAN JOSE CHRISTIAN COLLEGE PARCEL MAP

Owner: William Jessup University
(Formerly known as
San Jose Christian College)
Gene DeYoung
333 Sunset Blvd.
Rocklin, CA 95765

Phone: (916) 577-1804
Fax: (916) 577-1812

Applicant: same

Zoning: PD-COMM, PD-LI, OS

Location: 333 Sunset Boulevard
APN: 017-270-068, 069

File #: DL-2003-05, PDG-2003-06

Area: 156 +/- acres

Proposal: Request for approval of a tentative parcel map to subdivide the property into a 30.1 +/- acre lot and a 126 +/- acre lot. The 126 +/- acre lot is the current site of William Jessup University (formerly known as San Jose Christian College).

The project also requested an amendment to the North West Rocklin Annexation Area General Development Plan to designate the resultant 30.1 +/- acre parcel be zoned as Planned Development, Commercial (PD-COMM)

Status: The Planning Commission recommended approval on December 2, 2003. The City Council approved the project on January 13, 2004.

NORTHWEST ROCKLIN/115A: THE OFFICES AT SUNSET

Owner: Mark III Engineering Contractors Phone: (916) 381-8080
Tim O'Brien, Mark O'Brien Fax: (916) 381-0664
5101 Florin Perkins Rd.
Sacramento, CA 95826

Applicant: Mark III Engineering Contractors Phone: (916) 381-8080
Kevin Woodbury Fax: (916) 381-0664
Danielle DeSilva
5101 Florin Perkins Rd.
Sacramento, CA 95826

Zoning: PD-LI

Location: Southwesterly corner of Sunset Blvd. and Atherton Rd.
APN: 017-280-023

File #: DR-2004-29, DL-2004-11

Area: 4.1 +/- acres

Proposal: Request for approval of design review and parcel to construct nine (9) office shell buildings totaling 41,200 sq. ft.

Status: The project is still pending.